

## Farmhouse a Termoli

### € 250.000

### Ref. F565



**500 sq.m | : 3 | : 5 | : 8**

The farmhouse for sale in Termoli is a splendid property immersed in the Molise countryside, ideal for those who want a prestigious and tranquil housing solution.

Located in a residential area, it enjoys an excellent strategic position, just a few minutes from the beaches and the historic center of the city. Currently free under deed, this farmhouse is in excellent condition and is ready to be inhabited.

It is spread over three floors, the ground floor, the first floor and the attic for a total area of 500 square metres.

On the ground floor there is the tavern consisting of a large dining area with kitchen and working fireplace, closet and service bathroom. Wine cellar and a large garage.

On the first floor there are two distinct and separate apartments (each with a wood-burning fireplace).

The first apartment is composed of: entrance, lounge with its own balcony, kitchen which overlooks a terrace of approximately 50m2. two double bedrooms, generously sized bathroom with tub and window and a closet.

The second apartment is composed of: entrance hall with working fireplace, kitchen with fireplace, two double bedrooms and bathroom with hydromassage tub.

On the third floor we find a large attic.

Shed of approximately 200 m2 for agricultural equipment and vehicles with utilities (water and electricity) and wood-burning oven.

The property includes land in front of approximately 4,000 square metres.

The property lends itself to triple use both as a single home of large dimensions and as a bed and breakfast and as 2 apartments thanks to the two independent entrances.

All the systems are functioning, there are no certifications of conformity as the works were carried out before the entry into force of this regulation.

The property is powered by a radiator system running on methane, a clean and safe source of energy and some rooms are equipped with air conditioning

The state of conservation is good, thanks also to the use of high quality materials for construction. The fixtures and windows are present and in excellent condition, offering perfect thermal and acoustic insulation.

The farmhouse is sold unfurnished, but it is possible to furnish it according to your needs and tastes. The kitchen is habitable, spacious and bright, perfect for preparing delicious dishes using fresh products from the surrounding land.

Furthermore, there is a large terrace, ideal for enjoying the view and the mild climate of the area. The private garden, well-kept and well-kept, is the ideal place to organize outdoor dinners or simply relax in the shade of the trees.

The surrounding land, exclusively owned, guarantees privacy and tranquility. The property also includes a quadruple car garage, perfect for accommodating multiple vehicles or using it as storage space.

Furthermore, there is a cellar and an attic, useful as additional storage spaces.

The farmhouse is spread over 3 floors in total, offering large spaces and an optimal distribution of the rooms. In summary, this farmhouse for sale in Termoli is a splendid housing solution, ideal for those who love the tranquility of the countryside without giving up the convenience of city services.

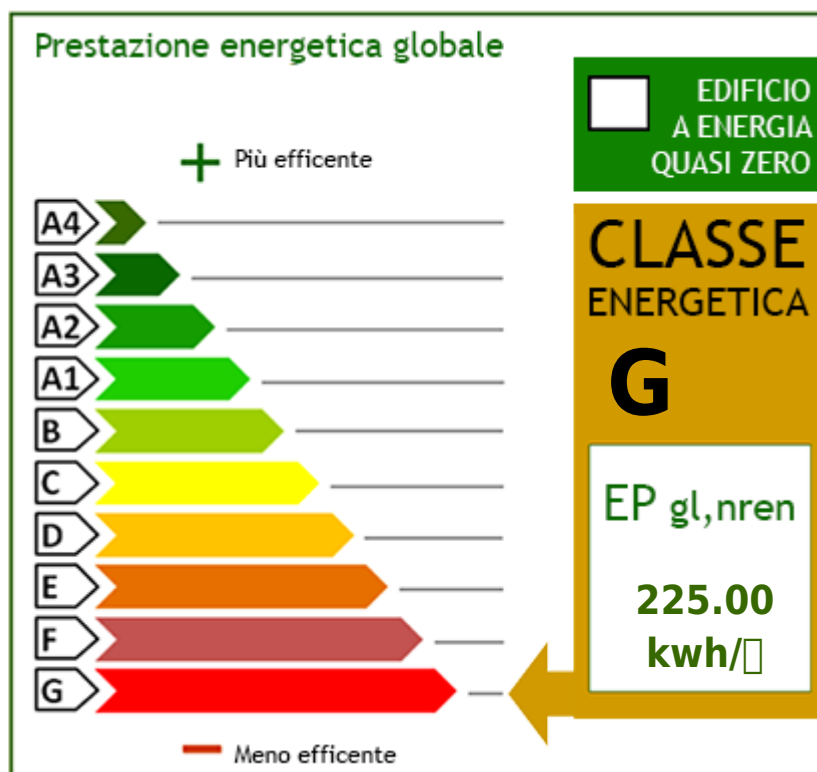
Thanks to its unique characteristics, it is the perfect choice for those who want a prestigious and charming home in one of the most beautiful areas of Molise.

15 km from Termoli (city with port for embarkation of the Tremiti Islands) and less than 10 km from the A14 motorway exit.

For more information or to see this farmhouse in Termoli today, call Raul now 3294363448 / 0875871077.

## Property Informations

: Termoli	: 86039
: 5	: 3
: 8	: 3
: 5.000 meter	

























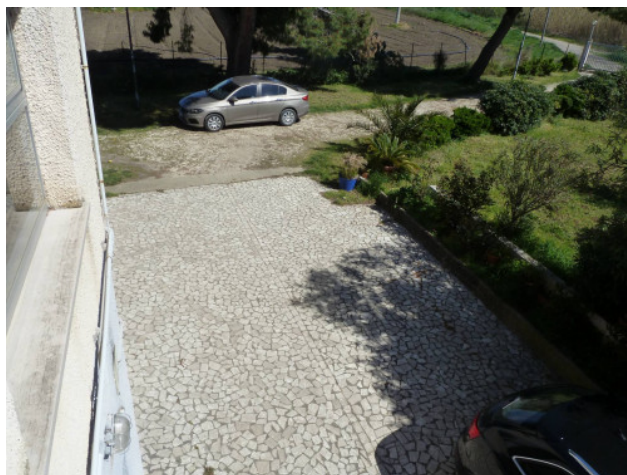
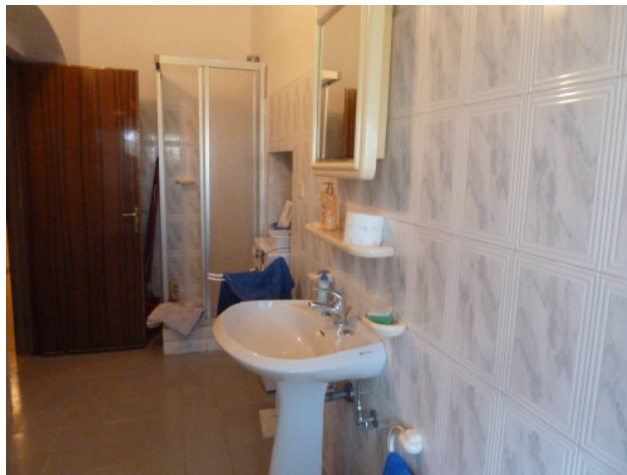














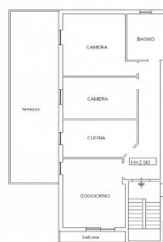








APPARTAMENTO PRINCIPALE -1° PIANO



PIANO PRIMO

APPARTAMENTO SECONDARIO - 1° PIANO



PIANO PRIMO



PIANO TERRA



**Immobiliare Mondo**

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